



**STRATEGIC COMMERCIAL DEVELOPMENT PROPERTY  
SWC CULEBRA ROAD AT HWY 211  
SAN ANTONIO, TEXAS**

**LOCATION:** The property is located at the southwest corner of Culebra Road and the proposed Hwy. 211 expansion on the west side of San Antonio in Medina County.

**SIZE:** 51.865 Acres

**FRONTAGE:** Approximately 710 feet on Culebra Road and 2,600 feet on the proposed new Hwy 211 extension

**UTILITIES:** **Electricity:** City Public Service is on the property.

**Sewer:** Requires septic

**Water:** SAWS has an easement to extend water along Culebra Road, including an 8-inch loop to serve the property.

**Gas:** Unavailable

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.*

**ZONING:** The property is outside the city limits of San Antonio but is in the ETJ of San Antonio.

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**FLOOD PLAIN:** Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain on the property.

**TOPOGRAPHY:** The site generally drains southwesterly across the middle portion of the tract with slopes generally between 1% and 3% per engineer.



**EASEMENTS:** Various utility easements are on the property. Contact Broker.

**DEED**

**RESTRICTIONS:** None of record

**TRAFFIC COUNT:** Texas Department of Transportation 2023 maps indicate 11,646 vehicles per day on Culebra Road, just east of the Culebra and Hwy 211 intersection.

**DEMOGRAPHICS:**

	3-mile	5-mile	7-mile
Population 2024 Estimate:	31,668	71,183	155,440
5 Year Projection:	40,085	90,030	187,470
Average Household Income:	\$138,959	\$141,855	\$135,803

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.*

**AREA**

**DEVELOPMENT:** Immediate area developments include numerous new residential communities as well as John Marshall Harlan High School. The northeast corner of Culebra and Hwy 211 is owned by H.E.B.

**INVESTMENT:** Contact Broker

**COMMENTS:**

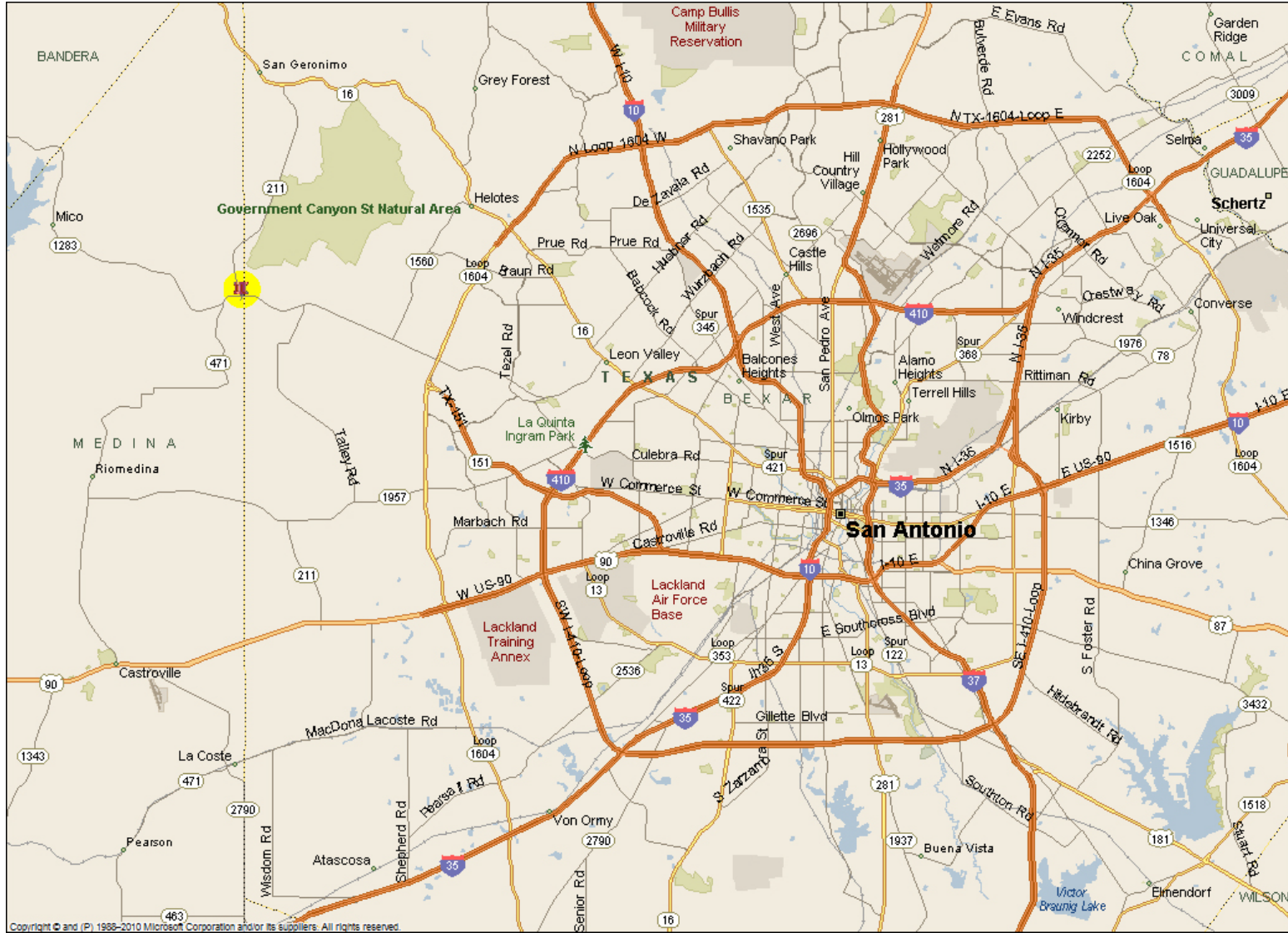
- Excellent residential growth creates exceptional commercial user opportunities.
- Hwy 211 expansion plans run the length of the frontage on the east side of the property. (Bexar County/TxDOT estimate it will be completed in the fall of 2022.)
- Site has excellent visibility and accessibility.

**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM or MATT HOWARD**  
**Phone:** (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** [eldon@roalson.com](mailto:eldon@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)

[www.roalson.com](http://www.roalson.com)



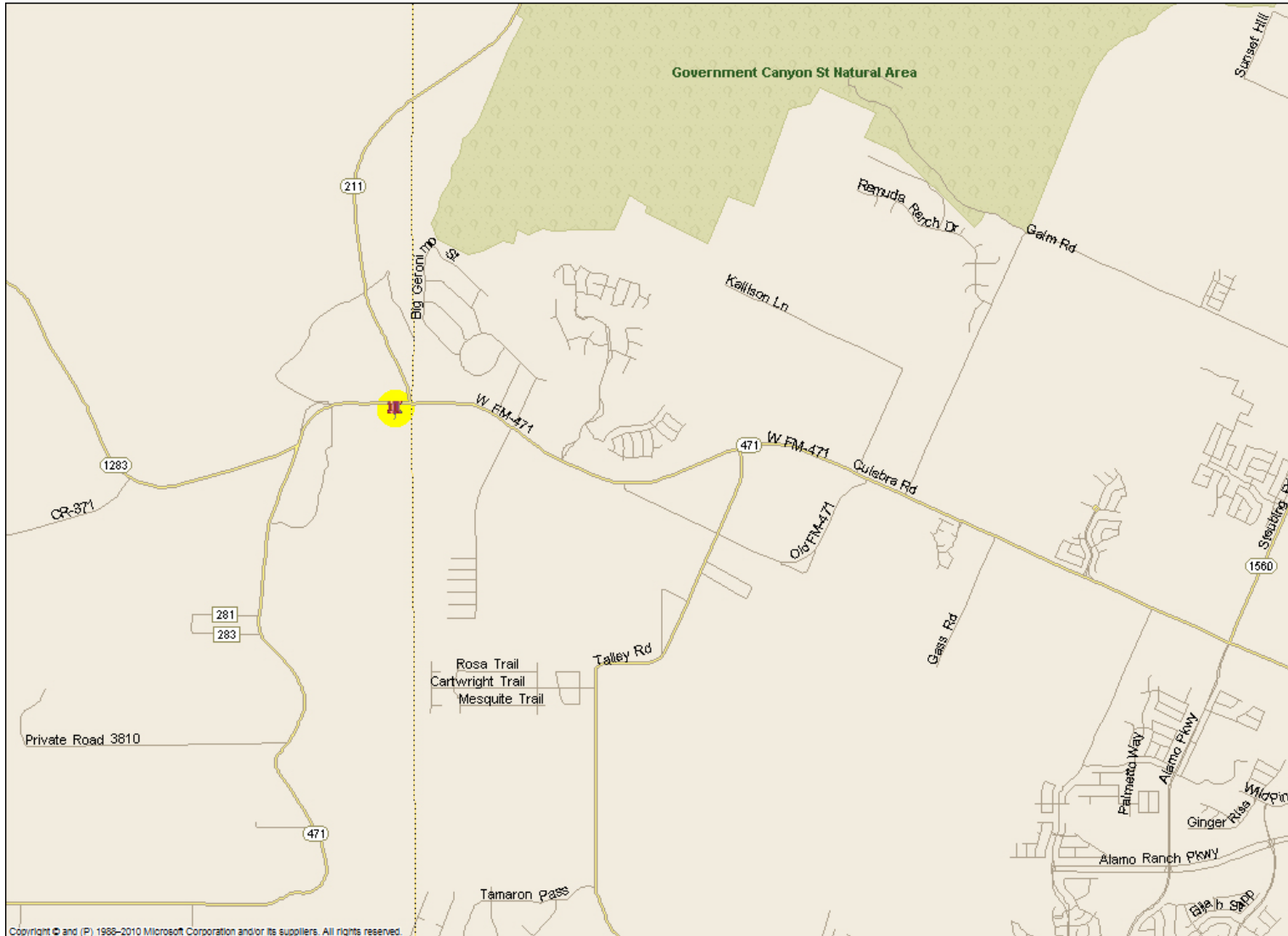
# Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



## Area Map

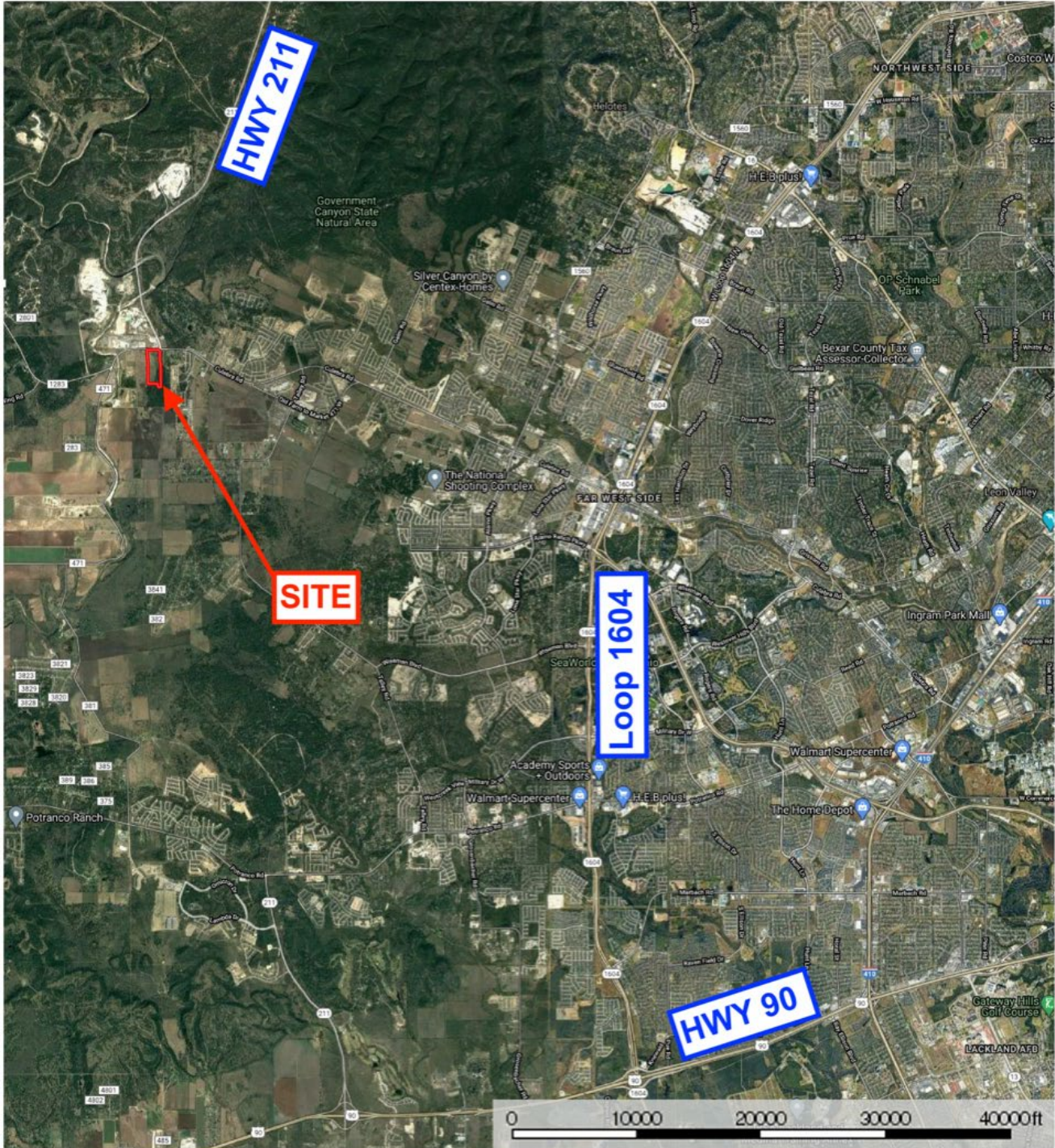


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# Aerial Map

Culebra and 211  
Medina County, Texas, AC +/-



Boundary

Matt Howard  
mhoward@roalson.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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# Aerial Map

Culebra and 211  
Medina County, Texas, AC +/-



HEB - owned

Culebra / FM 471

New Hwy 211

Boundary

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# Survey



- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - LOT CORNER AND SET WITH PLASTIC CAP STRAPED
  - POINTS OF BOUNDARY
  - PROPERTY LINE
  - EASEMENT
  - EASEMENT
  - HIGHWAY
  - RECORD GALE
  - TELEPHONE POLE
  - POWER POLE
  - SIDE WIRE
  - DRAIN
  - WATER VALVE
  - FACILITY
  - SIDE WIRE
  - SAFETY WATER METER
  - UNDERGROUND WATERLINE
  - UNDERGROUND GAS LINE
  - UNDERGROUND COMMUNICATIONS LINE
  - WIRE FENCE
  - BARBED WIRE FENCE
  - RECORD RECORD OF MEDINA COUNTY, TEXAS
  - PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
  - OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	LENGTH	ADJACENT
L1	S44°10'21"W	105.57	S09°10'07"E - 103.97
L2	S88°42'27"W	120.86	S08°42'05"W - 104.07
L3	S89°41'42"W	123.99	S08°42'05"W - 123.97

**SURVEYORS NOTES:**

1. BEARS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (NAD83 NAD83011).
2. THIS SURVEY WAS CONDUCTED IN COOPERATION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 401-48-4300122709-08, EFFECTIVE DATE NOVEMBER 13, 2022, ISSUED NOVEMBER 21, 2022.
3. ONLY VISIBLE EVIDENCE OF ADJACENT SURVEYS EXPOSED BY THE SURVEYOR ARE SHOWN HEREIN. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
4. RECORD CALLS FROM DOCUMENT NUMBER 2018004726, PUBLIC RECORDS OF MEDINA COUNTY, TEXAS AND DOCUMENT NUMBER 2021000134, PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.
5. SUBJECT TRACT HAS ACCESS TO FARM TO MARKET 471 (SOUTHERN ROAD).
6. DISTANCES SHOWN HEREIN ARE SURFACE.
7. FIELD WORK WAS COMPLETED IN DECEMBER 2022.
8. A FIELD NOTE DESCRIPTION OF EASEN DATA ACCOMPANIES THIS SURVEY.

TO: CONCHO ACQUISITION PARTNERS, L.L.C. BALOUS T. MILLER AND WIFE, JULIE MILLER, AND CHANDRA TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MEXICAN OVERSIGHT STATUTE (MEXICO'S FDI LAW) AND THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED AND COMPLETED BY THE SURVEYOR AND HIS ASSOCIATES AND ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED ON DECEMBER 15, 2022.

**PAUL L. MYERS**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490  
DATE OF EXPIRY: 12/31/2022

**TABLE A. NOTES:**

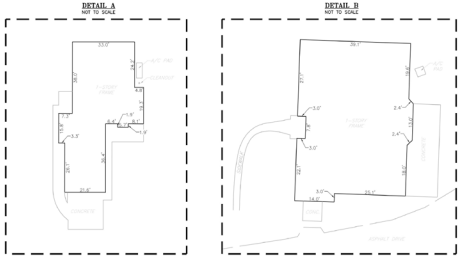
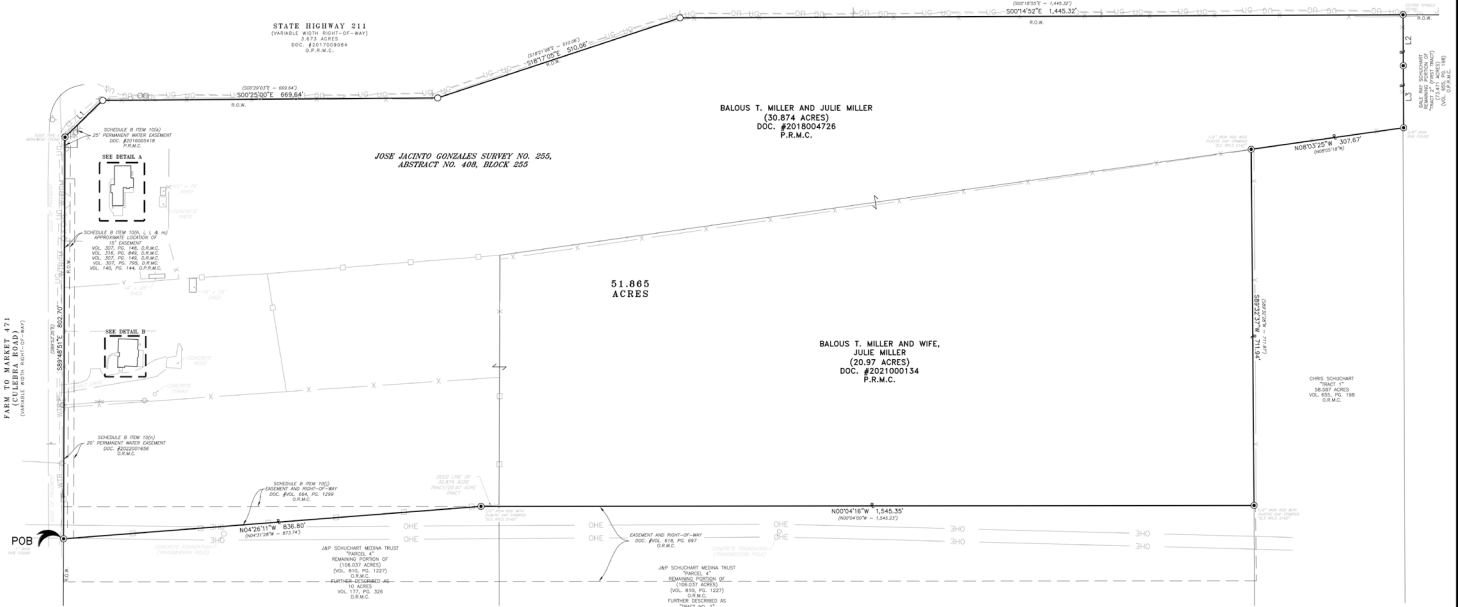
1. SURVEY POINTS NOT PROVIDED AT THE TIME OF THIS SURVEY.
2. SURVEY POINTS NOT PROVIDED AT THE TIME OF THIS SURVEY.
3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNDESIGNED) ACCORDING TO THE FEMAL NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48350C0500, DATED MAY 15, 2020.
4. ZONE X (UNDESIGNED) - AREAS DETERMINED TO BE OUTSIDE THE SPECIAL ANCHOR DANGER ZONE.
5. BUILDINGS OR STRUCTURES WERE OBSERVED AT THE TIME OF THIS SURVEY (SHOWN HEREIN).
6. SUBSTANTIAL FEATURES SHOWN HEREIN.
7. THERE ARE NO PARKING SPACES OR HANDICAP PARKING SPACES ON SUBJECT TRACT.
8. UTILITY FEATURES VISIBLE AT THE DATE OF THE SURVEY ARE SHOWN HEREIN.
9. NO EVIDENCE OF EARTH WORK OR BUILDING CONSTRUCTION AT THE DATE OF THIS SURVEY.
10. SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAYS.

**SCHEDULE B. ITEM 16:**

1. EASEMENT TO CITY OF SAN ANTONIO ELECTRIC AND GAS SYSTEM, RECORDED IN VOLUME 176, PAGE 391, DEED RECORDS OF MEDINA COUNTY - MAY AFFECT SUBJECT TRACT (UNDESIGNED).
2. EASEMENT TO CITY OF SAN ANTONIO ELECTRIC AND GAS SYSTEM, RECORDED IN VOLUME 307, PAGE 148, DEED RECORDS OF MEDINA COUNTY, TEXAS, CORRECTED BY INSTRUMENT RECORDED IN VOLUME 314, PAGE 894, DEED RECORDS OF MEDINA COUNTY, TEXAS - AFFECTS SUBJECT TRACT (APPROXIMATE LOCATION SHOWN HEREIN).
3. EASEMENT TO RIO MEDINA WATER SUPPLY CORPORATION, RECORDED IN VOLUME 307, PAGE 148, DEED RECORDS OF MEDINA COUNTY, TEXAS - AFFECTS SUBJECT TRACT (APPROXIMATE LOCATION SHOWN HEREIN).
4. EASEMENT TO CITY PUBLIC SERVICE BOARD OF TRUSTEES, RECORDED DOCUMENT NUMBER 2018004416, PUBLIC RECORDS OF MEDINA COUNTY, TEXAS - AFFECTS SUBJECT TRACT (SHOWN HEREIN).
5. EASEMENT TO SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, RECORDED DOCUMENT NUMBER 2018004416, PUBLIC RECORDS OF MEDINA COUNTY, TEXAS - AFFECTS SUBJECT TRACT (SHOWN HEREIN).
6. EASEMENT TO RIO MEDINA WATER SUPPLY CORPORATION, RECORDED IN VOLUME 307, PAGE 795, DEED RECORDS OF MEDINA COUNTY, TEXAS - AFFECTS SUBJECT TRACT (APPROXIMATE LOCATION SHOWN HEREIN).
7. EASEMENT TO TRACT WATER SUPPLY CORPORATION, RECORDED IN VOLUME 140, PAGE 144, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS - AFFECTS SUBJECT TRACT (APPROXIMATE LOCATION SHOWN HEREIN).
8. EASEMENT TO SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, RECORDED IN DOCUMENT NUMBER 2022010456, OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS - AFFECTS SUBJECT TRACT (SHOWN HEREIN).
9. INTEREST IN AND TO OIL, GAS, AND OTHER MINERALS AND/OR ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS RELATING THERETO, INCLUDING WATER OF SURFACE RIGHT, RECORDED IN DOCUMENT NUMBER 20210001, PUBLIC RECORDS OF MEDINA COUNTY, TEXAS - AFFECTS SUBJECT TRACT.

## ALTA/NSPS LAND TITLE SURVEY OF

A 51.865 ACRE TRACT OF LAND LYING IN THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, BLOCK 255, MEDINA COUNTY, TEXAS, SAID 51.865 ACRE TRACT BEING ALL OF OF A 30.874 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO BALOUS T. MILLER AND JULIE MILLER, DATED JUNE 22, 2018, RECORDED IN DOCUMENT NUMBER 2018004726, PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, SAME ALSO BEING ALL OF A 20.97 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL CASH WARRANTY DEED TO BALOUS T. MILLER AND WIFE, JULIE MILLER, DATED DECEMBER 31, 2020, RECORDED IN DOCUMENT NUMBER 2021000134, PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



**MM MEALS + MYERS**  
ENGINEERING & SURVEYING, L.L.C.

10906 LAURATE DR. STE. 101  
SAN ANTONIO, TX 78249  
PHONE (833) 951-1269  
PHONE (214) 742-2483  
TELEX #P-16578  
TEPLS #10184291

SCALE IN FEET  
1" = 40'

JOB #22148  
DECEMBER 15, 2022

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## DEMOGRAPHIC OVERVIEW

July 29, 2024

### CULEBRA ROAD AT HIGHWAY 211, SAN ANTONIO, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2020 Census	16,564	47,550	119,384
2024 Estimate	31,668	71,183	155,440
5 Year Projection	40,085	90,030	187,470
<b>Households</b>			
2020 Census	4,989	15,007	38,385
2024 Estimate	9,623	22,650	50,071
5 Year Projection	12,475	29,296	61,438
<b>2024 Population by Race</b>			
White	46.4%	46.1%	45.4%
Black	10.0%	9.7%	9.3%
Asian or Pacific Islander	4.4%	5.0%	4.7%
American Indian	1.0%	1.0%	1.0%
<b>2024 Population by Ethnicity</b>			
Hispanic Origin	50.3%	50.2%	52.4%
<b>2024 Total Housing Units</b>			
Owner-Occupied	9,236	20,725	41,255
Renter-Occupied	387	1,925	8,816
Average Household Size	3.29	3.14	3.10
<b>2024 Household Income</b>			
Income \$ 0 - \$15,000	1.4%	1.2%	1.9%
Income \$ 15,000 - \$24,999	3.0%	2.1%	2.6%
Income \$ 25,000 - \$34,999	2.4%	2.3%	3.3%
Income \$ 35,000 - \$49,999	2.8%	3.5%	4.4%
Income \$ 50,000 - \$74,999	13.4%	14.7%	14.4%
Income \$ 75,000 - \$99,999	13.3%	13.7%	15.3%
Income \$ 100,000 - \$149,999	27.2%	27.3%	24.7%
Income \$ 150,000 - \$199,999	22.9%	19.3%	18.9%
Income \$200,000 +	13.5%	15.8%	14.5%
Average Household Income	\$138,959	\$141,855	\$135,803
Median Household Income	\$119,219	\$116,968	\$111,634
Per Capita Income	\$42,944	\$45,163	\$43,760

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
BUILDING 2, SUITE 206  
2338 NORTH LOOP 1604 W.  
SAN ANTONIO, TEXAS 78248**



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm <b>Eldon Roalson</b>	License No. <b>214067</b>	Email <b>eldon@roalson.com</b>	Phone <b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate <b>Matthew Howard</b>	License No. <b>603462</b>	Email <b>mhoward@roalson.com</b>	Phone <b>(210)865-4411</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date